

**THE MINUTES OF THE REGULAR MEETING OF
THE CITY OF MADISON REDEVELOPMENT AUTHORITY
HELD ON SEPTEMBER 3, 2015**

I. Call to Order & Agenda Approval

The Board of Directors of The City of Madison Redevelopment Authority (the "Board") met for its regularly scheduled meeting at City Hall, 100 Hughes Road, Madison, Alabama on **September 3, 2015, at 12:00 o'clock, p.m.**, Central Time. Noting that a quorum was present, Chairman Bobby DeNeefe called the meeting to order at 12:00 p.m.. There were no amendments to the Agenda.

II. Roll Call

The Chairman conducted the Roll Call of Board members, and it was recorded as follows:

PRESENT

Place 1: Bobby DeNeefe
Place 2: Cory Martin
Place 3: Emily Cook
Place 4: Andy Johnson

Place 6: Taron Thorpe
Place 7: Matt Smith

ABSENT

Place 5: Allen Yates

Also present were: Amy Sturdivant, Director of Planning & Economic Development, and Megan Zingarelli, Assistant City Attorney

III. Public Comments

There were no public comments.

IV. Approval of Minutes

The Board agreed to approve the minutes of the Special Meeting of the Redevelopment Authority held on August 6, 2015 at the next meeting on October 1, 2015.

V. Review of Financial Report

There was no financial report for this meeting.

VI. Old Business

See VII.c. Approval of Procedures

VII. New Business

a) Update on Development Area & Potential Projects.

The Planning Director announced that the City Council had approved the Board's Resolution establishing the Development Area.

The Planning Director explained that the City Council may give certain City properties to the Redevelopment Authority, including 101 Main Street, which houses Main Street Café, and 204 Main Street, which houses Noble Passage Interiors. The Board discussed the need to evaluate the current leases, liability to the Authority if it takes ownership, and whether rent will cover maintenance. The Planning Director mentioned that other potential Authority properties could be a Sullivan Street building currently used as a gym, as well as an old Board of Education building that the City owns.

b) Review & Discussion of Redevelopment Authority Goals

The Planning Director stated that the Authority may act as a bonding agent for the city's Recreation Campus project. The Board discussed how the Recreation Campus can boost Madison's economy by hosting sports tournaments, which would bring tax dollars and hotel

business to the City. The Authority decided to review agreements among the City, the Authority, and Madison Fieldhouse, LLC, at its next meeting.

The Authority also discussed the need for improvements to Madison Boulevard to support the Recreation Campus. The Planning director also explained that if the Authority acquires property at Shorter Street, it could provide another entrance route to the Recreation Campus.

c) Approval of Procedures

The Board discussed the adoption of Procedural Guidelines, which adopt *Roberts Rules of Order* and establish other meeting, voting, and quorum procedures. The Assistant City Attorney summarized the rules. The Planning Director, through the Chairman, requested an amendment to the Agenda Order to reflect that Roll Call comes before Public Comments. Then Andy Johnson moved to adopt the Procedural Guidelines as amended, Matt Smith seconded the motion, and the vote was recorded as follows:

	<u>YEA</u>	<u>NAY</u>
Place 1: Bobby DeNeefe	X	
Place 2: Cory Martin	X	
Place 3: Emily Cook	X	
Place 4: Andy Johnson	X	
Place 5: Allen Yates	Not present	
Place 6: Taron Thorpe	X	
Place 7: Matt Smith	X	

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There being no further business, the meeting was then adjourned.

SECRETARY-TREASURER'S CERTIFICATE

I, Emily W. Cook, as Secretary-Treasurer of THE CITY OF MADISON REDEVELOPMENT AUTHORITY, hereby certify that the attached pages constitute a true and correct copy of the excerpts from the minutes of the regular meeting of the Board of Directors of The City of Madison Redevelopment Authority held on September 3, 2015, which meeting was called and assembled and was open to the public and at which a quorum was present and acting throughout.

WITNESS my signature as said Secretary, under the seal of The City of Madison Redevelopment Authority, this the 1st day of October, 2015.

(S E A L)



Emily W. Cook

Secretary-Treasurer

CITY OF MADISON REDEVELOPMENT
AUTHORITY